



Fw: Thursday's PC Hearing Item No. 3

James Harrison

to:

Ramona Hedges, jim harrison

08/28/2015 12:54 PM

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From: James Harrison <sbwlff@sbcglobal.net>

To: Ramona Hedges <rhedges@co.slo.ca.us>, jim harrison
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Please respond to James Harrison <sbwlff@sbcglobal.net>

Ramona:

The Following "E" mail was in my Spam folder I found it after the meeting on the 27th, However when I saw your E mail about the request from Mr Edwards wondered if you should have a copy of this also it may be the same or different mail that the other two commissioners received.

Jim Harrison

On Tuesday, August 25, 2015 3:50 PM, Carol Florence
<CMF@oasisassoc.com> wrote:

Hello, Commissioner Harrison!

I certainly hope that you are enjoying the waning days of summer. We represent the owners of the Los Osos Shopping Center. There is some history to this project – the building housed the original B of A bank w/drive through, it was approved for the now former McDonald's tenancy, and looking forward, will hopefully be the new home of Starbuck's. Included in the entitlement process was a substantial body of technical and planning analysis, public input, staff time, and the ultimate approval of the McDonald's project by the Board of Supervisors (Resolution No. 2014-89, April 8, 2014). Now after an appeal of the Planning Director's substantial conformance determination, we find ourselves before you again, this time requesting that you uphold staff's recommendation and deny Ms. Tacker's appeal.

While the merits of the project were thoroughly discussed and debated during the previous Planning Commission & Board of Supervisor's hearings, the fact remains that our client has obtained an approved use permit with a very specific set of conditions and findings, and as often happens in the world of commerce, a simple change in tenant.

Ms. Tacker asserts many things in her appeal that are not relevant to the task at hand – reviewing the appropriateness of the Planning Director's determination. My goal on Thursday is to focus my presentation on the appropriateness of the Director's determination action and not to debate water use quantities or the methodologies used to derive the approved use permit conditions of approval. All the while, certainly acknowledging the serious nature of both water resources and waste water disposal in Los Osos. I will, of course, also address the Commission's questions.

Thank you, in advance, for your consideration. Should you require me to be prepared to discuss certain aspects at the hearing, please let me know your concerns. I look forward to seeing you on Thursday. I remain,

Respectfully yours,

C.M. Florence, AICP
Principal Planner

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